



Streamlined Energy & Carbon Reporting

2022/2023

Newable

Streamlined Energy & Carbon Reporting Summary

Ahead of the UK’s goal to achieve Net Zero carbon emissions by 2050, the Newable Group (Newable Partnership Limited and subsidiaries) is working proactively towards reaching the same target by 2030. By focusing on green practices, increasing its energy efficiency, and minimising its environmental impact, Newable is demonstrating its commitment to sustainability and trying to secure a better future for all its employees, customers, and stakeholders.

In accordance with the Companies (Directors’ Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018, Newable has prepared an Energy & Carbon Report for the 2022/2023 financial year. This report assesses and reports on Newable’s energy consumption and carbon performance and provides an overview of its energy efficiency and energy-related climate change risks.

Throughout the year, the Group’s portfolio of sites has undergone changes as follows:

- Two Newable offices, Whiteley and Alexandra Gate, are no longer used.
- NewFlex has added several sites to its flexible workspace offering to customers this fiscal year, but some of these have not been included in this report as it does not bear responsibility for the energy consumption at these locations.
- The Officio office in Tamworth is now closed with the team moving into an existing NewFlex site.
- The sites of Commercial Management Services (CMS) and London Fire Solutions (LFS), both of which Newable recently acquired, have been added.

The above changes have significantly increased the company’s gross floor space by 206% compared to 2021/22, rising from 31,858 m² to 97,596 m². Notably, the inclusion of two NewFlex sites, Birmingham Business Park and Fredericks Hall, added 17,941 m² and 12,639 m² respectively, while the addition of LFS dramatically increased the floor space by a further 24,300 m².

In the 2022/2023 financial year, Newable consumed 29,200 MWh of energy and produced 5,828 tCO₂e of gross carbon emissions, which

are both substantial increases (135% and 194% respectively) compared to the previous year. Notwithstanding this, the use of green tariffs has increased from 38% to 55%, which reflects positively on sustainability efforts across Newable. Through purchasing these green tariffs for electricity, Newable decreased its gross carbon emissions by 19%, resulting in net carbon emissions of 4,726 tCO₂e.

Within the Group, JC Atkinson remains a large consumer of energy. However, it minimised its carbon impact by utilising solar photovoltaics for electricity and heating its sites using four biomass boilers, which use recycled wood as a low carbon alternative to natural gas.

There has been a 4% decrease in normalised gross emissions per unit of floor space, dropping from 0.062 tCO₂e/m² to 0.060 tCO₂e/m² since 2021/2022, indicating improved energy efficiency. Similarly, normalised net emissions per unit of floor space decreased by 7%, from 0.052 tCO₂e/m² to 0.048 tCO₂e/m².

The net carbon emissions of the offices owned by Newable were normalised against their respective floorspace. This includes the Newable head office, the offices of Synergy and Dancerace, and NewFlex leasehold centres. The normalised data was then compared against the benchmarks set out by the Chartered Institution of Building Services Engineers (CIBSE) Guide F. The results demonstrate that several of the offices are exceeding the ‘Good Practice’ benchmark, indicating a substantial increase in the sustainability of Newable.

Audited and co-written with:



2022/23 Energy & Carbon Report

Parameter	Units	All Sites	
		Current Reporting Year 01/04/22 - 31/03/23	Previous Reporting Year 01/04/21 - 31/03/22
Combustion fuels consumed	kWh	7,294,886	5,029,888
Grid electricity consumed	kWh	8,640,202	3,383,093
Transport fuels consumed	kWh	13,264,882	4,024,491
Total energy consumption used to calculate emissions	kWh	29,199,970	12,437,471
Emissions from combustion fuels (scope 1)	tCO ₂ e	963	326
Emissions from transportation in vehicles owned or controlled by reporting company (scope 1)	tCO ₂ e	3,146	864
Emissions from purchased electricity (scope 2)	tCO ₂ e	1,671	702
Emissions from business travel in vehicles owned or operated by third parties (scope 3)	tCO ₂ e	48	93
Total gross carbon emissions	tCO₂e	5,828	1,984
Carbon reduction through green electricity tariff	tCO ₂ e	-1,102	-317
Total net carbon emissions	tCO₂e	4,726	1,668
Intensity ratio: Total gross emissions / Total business floorspace	tCO₂e/m²	0.060	0.062
Intensity ratio: Total net emissions / Total business floorspace	tCO₂e/m²	0.048	0.052

<p>Methodology</p>	<p>This report has been prepared following the GHG Reporting Protocol – Corporate Standard and using the guidance set out in Environmental Reporting Guidelines: Including streamlined energy and carbon reporting guidance – HM Government (March 2019).</p> <p>Energy consumption data has been sourced from utility tracker documents. Where data was incomplete, calculations were performed to extrapolate from available data. The assumption that no carbon is attributable has been made for sites without consumption data.</p> <p>The comparison to the previous year has been produced using data for all the sites, including new acquisitions and where a few sites have since closed.</p> <p>The conversion from energy to emissions was calculated by applying the relevant emissions formula for this year obtained from the UK Government GHG Conversion Factors for Company Reporting.</p>
<p>Energy Efficiency Action</p>	<p>Newable has been focused on energy efficiency measures for the past year to help bring down its energy consumption and thus its carbon emissions.</p> <p>NewFlex, especially, has undertaken energy audits to review and reduce its energy consumption and conducted surveys across its offices. As a result, lighting has been upgraded to more efficient LED sources and employees now have greater awareness of energy wastage. A client portal has also been set up for NewFlex sites so that clients can track their energy consumption accurately and monitoring usage and costs against desired targets.</p> <p>Alongside these energy efficiency measures, Newable has purchased green energy for each site where this is feasible, with an increase in green electricity in this financial year.</p>

Data Breakdown & Analysis

CO₂e emissions

The gross carbon impact by location of the business is shown below in Figure 1. CMS accounts for the largest amount of the total gross carbon emissions at 32%, with JC Atkinson close behind, contributing to 27% of the total. LFS and the Brighton NewFlex site contribute 10% and 4% respectively, with every other location accounting for less than 4% each. The large contribution of carbon emitted by CMS is due to the use of diesel in its large fleet, amounting to 98.97% of its total gross carbon impact.

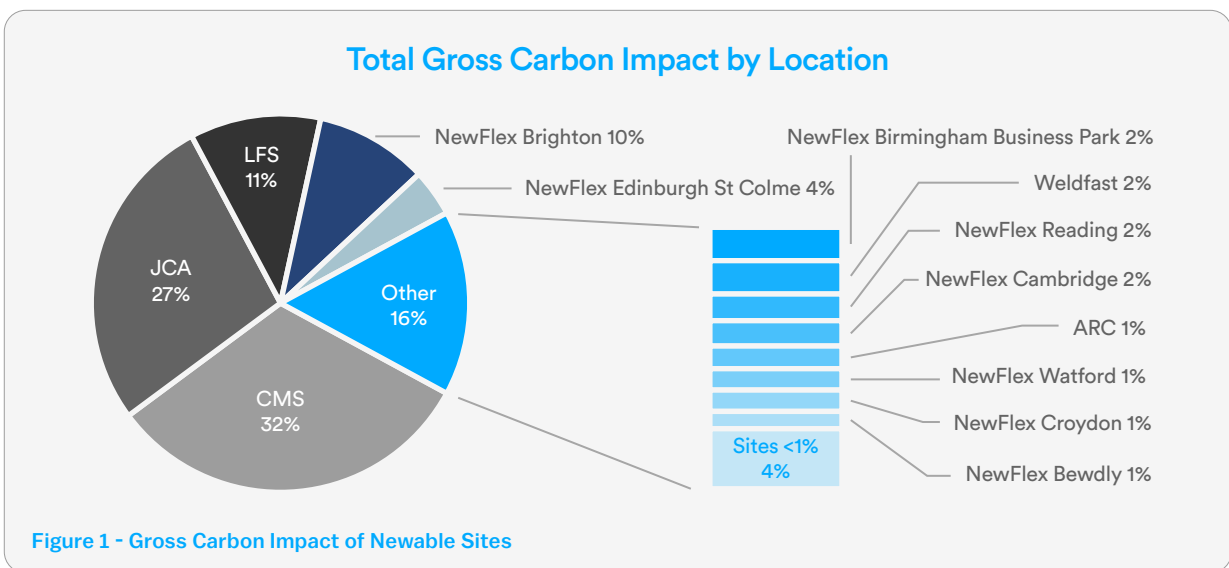


Figure 1 - Gross Carbon Impact of Newable Sites

Based on Figure 1, Figure 2 shows the gross carbon impact of Newable by each business area: Newable head office, JC Atkinson, ARC, NewFlex, Synergy, Weldfast, LFS, Dancerace, and CMS. The largest portion of total emissions come from CMS and JC Atkinson with 32% and 27% respectively. The NewFlex sites collectively contribute 25%, and the remaining occupy 16% of the total.

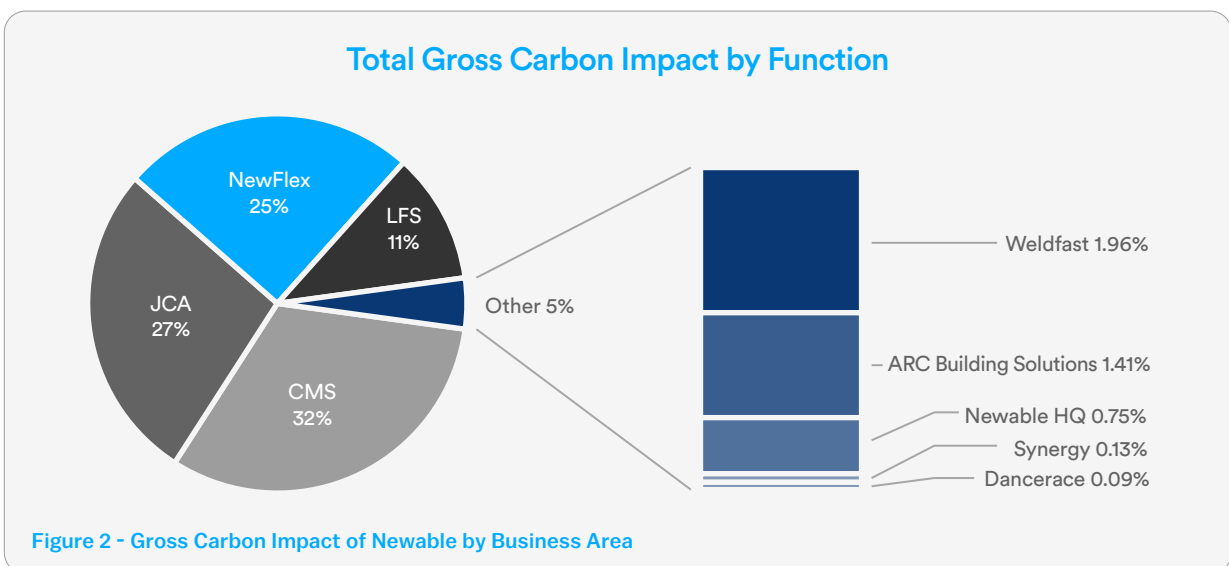


Figure 2 - Gross Carbon Impact of Newable by Business Area

The energy consumption used by each resource and the subsequent gross carbon emissions are shown below in Figure 3. The largest constituent of energy is Scope 1 Transport Fuel, contributing 45% of the total. The resulting gross carbon emissions of Scope 1 Transport Fuel is 3,148 tCO₂e, which makes up around 44% of the total. This is due to the large consumption of diesel by CMS and JC Atkinson, who, when combined, produce 91% of the Scope 1 Transport Fuel gross carbon emissions, equivalent to 2,848 tCO₂e.

Combustion fuel makes up 25% of Newable’s energy consumption, however this only contributes to 16% of the gross carbon emissions. This decrease in energy consumption is due to JC Atkinson utilising biomass, which has a high energy output but a low carbon impact. Electricity makes up approximately 29% of the total energy consumption and 35% of the total gross carbon emissions. However, due to the decarbonisation of the national grid with more renewable sources being applied each year, the carbon impact of electricity will reduce significantly. The carbon intensity of fossil fuels such as natural gas and diesel is less likely to fall, so this will continue to be a large contributor to Newable’s gross carbon impact.

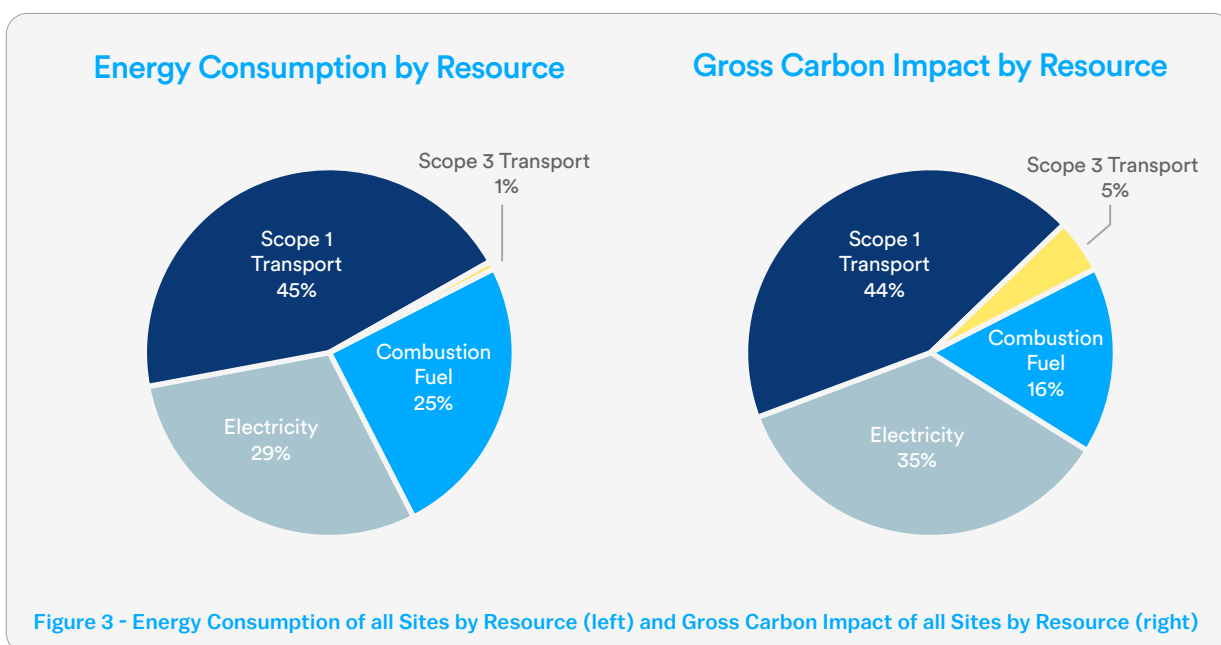
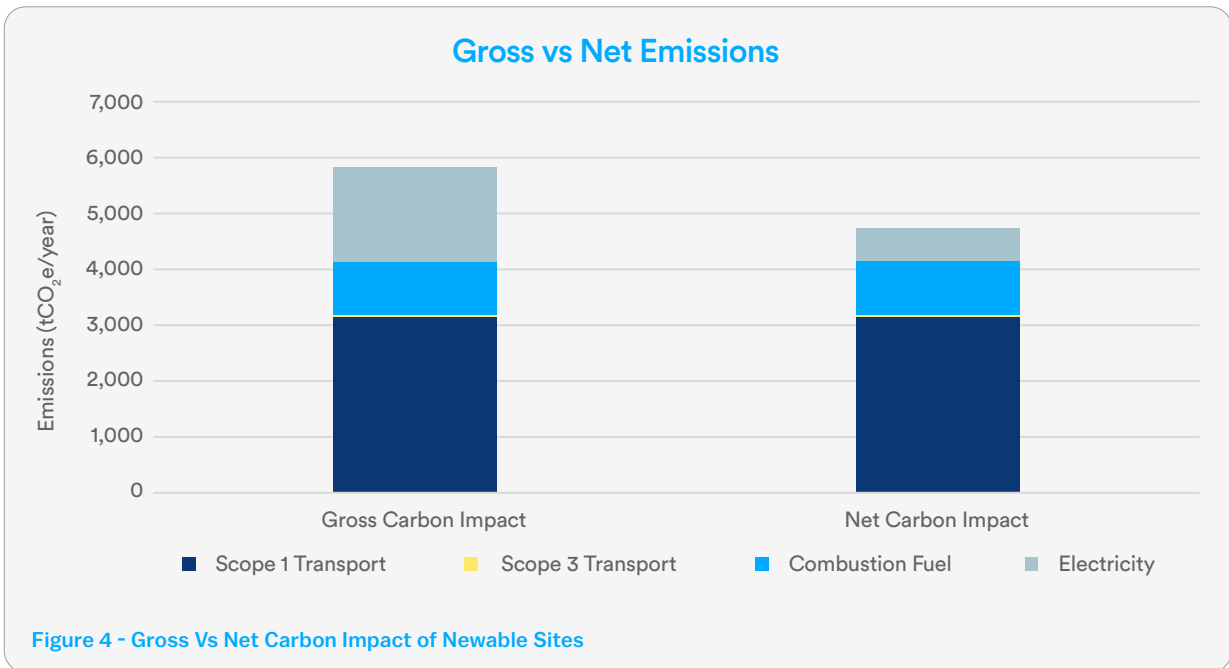


Figure 4 compares the total gross and net carbon impact of Newable split by each resource. The gross carbon impact represents the total emissions produced from all the energy consumed, whereas the net carbon impact considers the energy generated from a zero-carbon method, which is certified as green and renewable. Green energy is certified by Renewable Energy Guarantee of Origin certificates (REGOs). Across all sites, approximately 55% of electricity is purchased through green sources, thus, the net carbon impact of Newable for this year is 4,726 tCO₂e, approximately 19% less than its gross total value.



Office Carbon Intensity Benchmarking

Benchmarks for the carbon impact of air-conditioned offices are set out by CIBSE within Guide F. Figure 5 compares these benchmarks with the normalised net carbon impact against the floorspace of Newable’s office sites (manufacturing sites excluded). The average net carbon impact per m² of Newable’s office sites for this financial year was 18.7 kgCO₂e/m²/year, a 35% decrease since the last financial year. It is also 42% less than the ‘Good Practice’ benchmark set out by CIBSE, demonstrating the high energy efficiency of the offices throughout. Therefore, the offices are at the forefront of sustainability. As the benchmarks are set out for offices only, it should be noted that transport fuels are excluded from this data analysis.

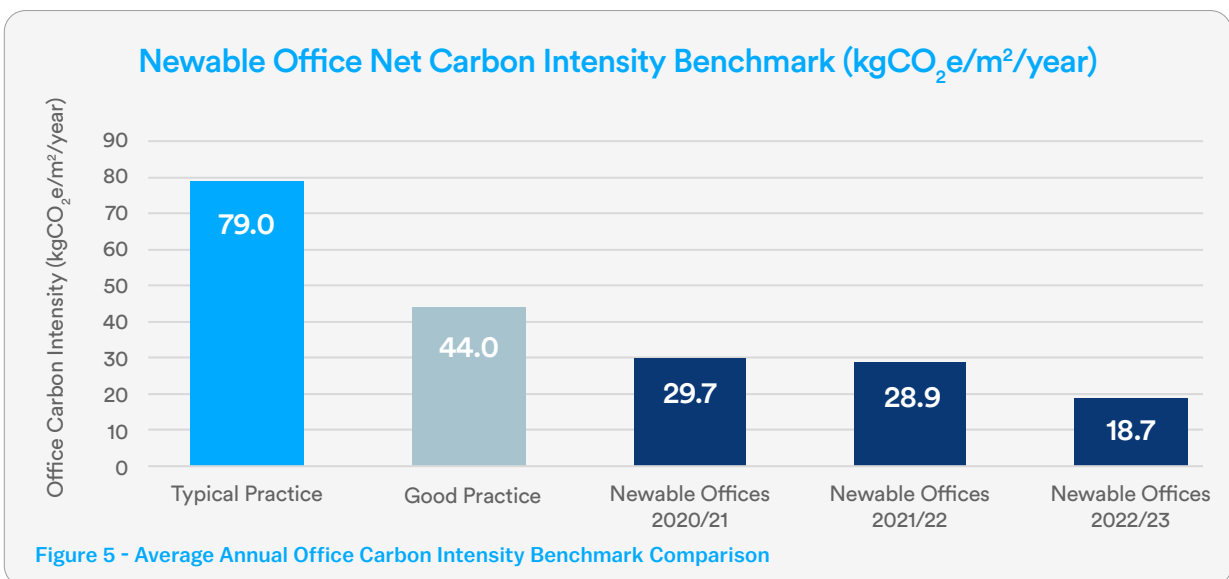
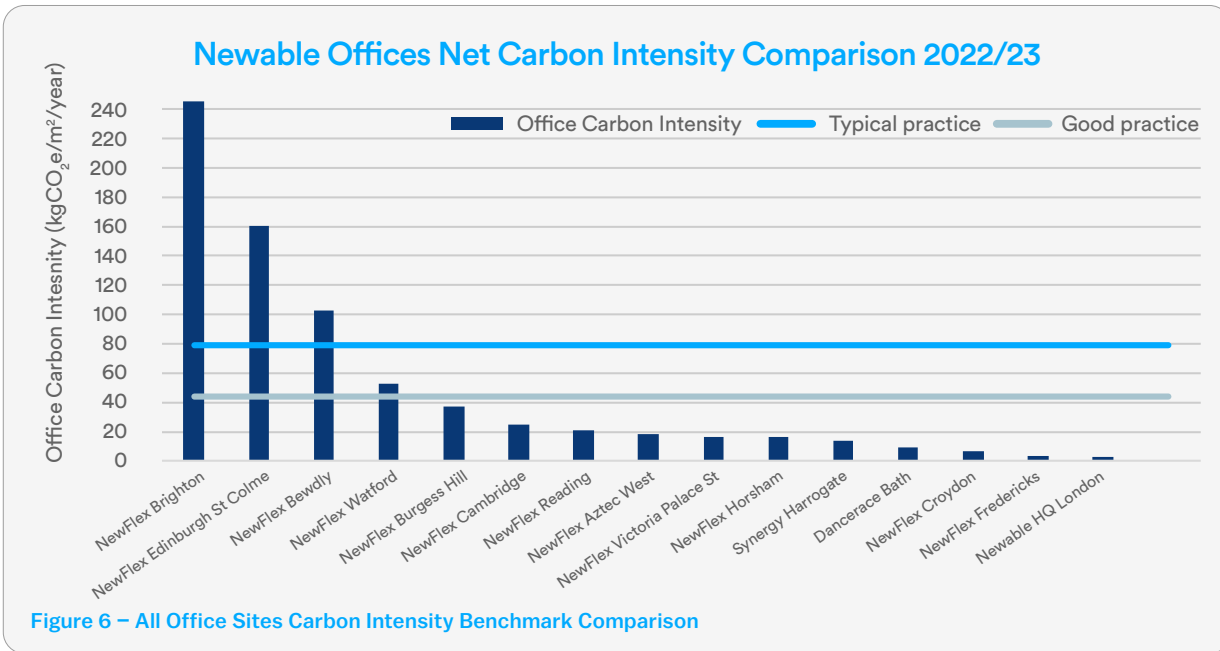


Figure 6 compares the carbon intensity of each office against the ‘Good Practice’ and ‘Typical Practice’ benchmarks set out by CIBSE within Guide F. As shown, all office sites fall below the ‘Typical Practice’ benchmark, with 12 NewFlex offices including Brighton, Bewdley, and Edinburgh St Colme falling below the ‘Good Practice’ benchmark. Again, this shows that the office sites with the business are improving their energy efficiency, with many having a minimal carbon impact on the environment.



Annual Benchmarking

The normalised net emissions of Newable over previous years are shown in Figure 7. Although gross carbon emissions have increased significantly, the normalised net emissions have decreased since 2021/2022 by 7%. This is due to the large increase in floorspace occupied by numerous sites that have been acquired by Newable in this financial year.

